

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
AGENDA
November 19, 2009 Meeting**

The **CITY OF KNOXVILLE BOARD OF ZONING APPEALS** will consider the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their **November 19, 2009, meeting at 4:00 P. M. in the Small Assembly Room, City/County Building, 400 Main Street, Knoxville, TN.** Data pertinent to this amendment may be seen in the office of City of Knoxville Inspections Division, 5th Floor of the City/County Building, Main Street, Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 215-2034.

An agenda review meeting is held at 3:00 p.m. in Room 511 of the City/County Building, prior to the regular meeting.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Metropolitan Planning Commission within fifteen (15) days of the date of the decision.

If any applicant is denied, a new application for the same proposal shall not be accepted for a period of one (1) year from the date of the denial.

CALL TO ORDER

APPROVAL OF MINUTES

OLD BUSINESS

File: 9-B-09-VA
Applicant: Mark Morgan

Address: 720 Avenue A Parcel ID: 123HB011

Zoning: R-1 Low Density Residential District
1st Council District

Variance Request:

1. Reduce minimum allowable lot width at building line from 75 feet to 50 feet per Article 4, Section 2.1.1. E. 4. a.
2. Reduce minimum lot area from 7500 square feet to 7100 square feet per Article 4, Section 2.1.1. E. 5. a.

As per site plan to record an unrecorded lot (verification of annexation date is required) in the R-1 Low Density Residential District.

File: 10-P-09-VA
Applicant: Yvonne Elizar

Address: 2124 Ohio Avenue (2128) Parcel ID: 081PR001/081PR002

**Zoning: R-1A Low Density Residential District/IH-1 Infill Housing Overlay District
3rd Council District**

Variance Request:

1. Reduce the number of required parking spaces from 10 to 4 per Article 5, Section 7. A. 3.
2. **NEW REQUEST:** Reduce the required front-yard setback from 35 feet to 21.5 feet per Article 4, Section 2. A. D. 1. b.

As per site plan to bring an existing daycare center into compliance pending a Use on Review and a one-lot subdivision in an R-1A Low Density Residential District and IH-1 Infill Housing Overlay District.

NEW BUSINESS

File: 11-A-09-VA
Applicant: Mike and Judy Morman/Craig Belitz Construction

Address: 1701 Cherokee Boulevard Parcel ID: 122HB011

**Zoning: R-1 Low Density Residential District
2nd Council District**

Variance Request:

Reduce the Kenesaw Avenue front-yard setback from 25 feet to 19 feet per Article 4, Section 2.1.1.E.1.a.

As per site plan to add an attached garage to an existing single-family dwelling in an R-1 Low Density Residential District.

File: 11-B-09-VA
Applicant: Merit Construction/East TN Health Center

Address: 1400 Dowell Springs Boulevard Parcel ID: 106DA00821

**Zoning: O-3 Office Park District
3rd Council District**

Variance Request:

1. Increase the number of allowed monument signs on the Dowell Springs Boulevard street frontage from 1 to 2.
2. Increase the allowed monument sign size from 36 square feet to 55 square feet.
3. Reduce the required monument sign setback from the property line from 10 feet to 2 feet.
4. Increase the allowed number of wall signs for a tenant from 1 to 6.
5. Increase the allowed tenant sign size from 20 square feet to:
 - a. ETHC @ 57 square feet each for 2 signs,
 - b. 1400 @ 25 square feet for 2 signs,
 - c. Wellness @ 23 square feet for 1 sign,
 - d. Knoxville Breast Center @ 57 square feet for 1 sign.
6. Increase the allowed wall sign for future medical tenant from 20 square feet to 35 square feet per Article 4, Section 10. D. 4.

As per site plan to construct a second monument sign and multiple wall signs for tenant(s) in an O-3 Office Park District.

File: 11-C-09-VA
Applicant: Merit Construction for East TN Health Center

Address: 1415 Old Weisgarber Road **Parcel ID:** 106DA00815

Zoning: O-3 Office Park District
3rd Council District

Variance Request:

1. Increase the number of allowed monument signs on the Old Weisgarber Road street frontage from 1 to 2.
2. Increase the allowed monument sign size from 36 square feet to 55 square feet.
3. Reduce the required monument sign setback from the property line from 10 feet to 2 feet.
4. Increase the allowed number of wall signs for a tenant from 1 to 7.
5. Increase the allowed tenant sign size from 20 square feet to:
 - a. ETHC @ 57 square feet each for 2 signs,
 - b. 1415 @ 25 square feet for 2 signs,
 - c. Imaging Center @ 39 square feet for 1 sign,
 - d. Physician Plaza @ 39 square feet for 1 sign,
 - e. Cancer Center @ 36 square feet for 1 sign per Article 4, Section 10. D. 4.

As per site plan to construct a second monument sign and multiple wall signs for tenant(s) in an O-3 Office Park District.

File: 11-D-09-VA
Applicant: Land Development Solutions

Address: 6604 Nightingale Lane **Parcel ID:** 106MC016

Zoning: O-1 Office, Medical and Related Services District
2nd Council District

Variance Request:

Reduce the distance a driveway may be located across from a T-intersection from the width of the non-continuous leg right-of-way plus 25 feet in each direction from 104 feet to 7 feet per Article 5, Section 7. B. 2. b.

As per site plan to construct a driveway to serve a new 21,700 square-foot medical office building in an O-1 Office, Medical and Related Services District.

OTHER BUSINESS

ADJOURNMENT